

Notices of Election and Demand Filed in Adams County

From June 04, 2024 Through June 04, 2024

Adams County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports.
You should conduct your own due diligence.

Foreclosure Number: A202480324 **Restarted**

NED Date: 06/04/2024 **Reception #:** 2024000029630
Original Sale Date: 10/02/2024
Deed of Trust Date: 07/06/2020 **Recording Date:** 07/07/2020 **Reception #:** 2020000061937
Re-Recording Date **Re-Recorded #:**

Legal: LOT 11, BLOCK 4, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0182124204011

Address: 4504 N Picadilly Ct, Aurora, CO 80019

Original Note Amt: \$300,000.00 **LoanType:** Conventional **Interest Rate:** 3.25
Current Amount: \$281,921.94 **As Of:** 08/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Onslow Bay Financial LLC
Current Owner: JOHN L HERZ, KATHERINE HERZ AND TAUREAN MARTIN
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NEST HOME LENDING, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Katherine L Herz AND John L Herz

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/08/2024
Last Publication Date: 09/05/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-031810 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480482

NED Date: 06/04/2024 **Reception #:** 2024000029625
Original Sale Date: 10/02/2024
Deed of Trust Date: 07/15/2004 **Recording Date:** 07/22/2004 **Reception #:** 20040722000653430
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 10, AMHERST SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 13461 Shoshone Street, Westminster, CO 80234

Original Note Amt: \$223,000.00 **LoanType:** Unknown **Interest Rate:** 4.538
Current Amount: \$127,841.91 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): JPMorgan Chase Bank, National Association
Current Owner: Stephan C. Woods and Elizabeth M. Woods
Grantee (Lender On Deed of Trust): Washington Mutual Bank, FA, a federal association
Grantor (Borrower On Deed of Trust): Stephan C. Woods and Elizabeth M. Woods

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/08/2024
Last Publication Date: 09/05/2024

Attorney for Beneficiary: The Sayer Law Group, P.C.

Attorney File Number: CO240035 **Phone:** (303)353-2965 **Fax:** (303)632-8183

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Foreclosure Number: A202480487

NED Date: 06/04/2024 **Reception #:** 2024000029632
Original Sale Date: 10/02/2024
Deed of Trust Date: 08/22/2005 **Recording Date:** 10/17/2005 **Reception #:** 20051017001140580
Re-Recording Date: **Re-Recorded #:**

Legal: LOTS 29 AND 30, BLOCK 30, WALNUT GROVE SECOND ADDITION AND RESUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO

Address: 585 E Southern Street, Brighton, CO 80601

Original Note Amt: \$390,000.00 **LoanType:** Unknown **Interest Rate:** 5.4000
Current Amount: \$337,050.40 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): Mortgage Assets Management, LLC
Current Owner: Bernadine M. Ventura, Linda Joan Hermann Ventura and Kay Ann Grubb Ventura
Grantee (Lender On Deed of Trust): Financial Freedom Senior Funding Corporation, a Subsidiary of Indy Mac Bank, F.S.B.
Grantor (Borrower On Deed of Trust): Bernadine M. Ventura

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/08/2024
Last Publication Date: 09/05/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-988856-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202480488

NED Date: 06/04/2024 **Reception #:** 2024000029627
Original Sale Date: 10/02/2024
Deed of Trust Date: 09/22/2017 **Recording Date:** 09/25/2017 **Reception #:** 2017000083553
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 29, BLOCK 1, FOX RUN SUBDIVISION, FILING NO. 6, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0171912003089

Address: 2796 East 107th Court, Northglenn, CO 80233

Original Note Amt: \$353,479.00 **LoanType:** FHA **Interest Rate:** 4.875
Current Amount: \$316,046.65 **As Of:** 01/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Austin, Brian, Duane
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PEOPLES NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Brian Duane Austin

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/08/2024
Last Publication Date: 09/05/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-027983 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480489

NED Date: 06/04/2024 **Reception #:** 2024000029681
Original Sale Date: 10/02/2024
Deed of Trust Date: 07/15/2016 **Recording Date:** 07/18/2016 **Reception #:** 2016000056986
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 4, BLOCK 13, HUNTINGTON TRAILS SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1525 W 141st Way, Westminster, CO 80023

Original Note Amt: \$1,500,000.00 **LoanType:** Unknown **Interest Rate:** 5.000
Current Amount: \$1,420,869.72 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): BMO Bank N.A.
Current Owner: Manuel Gonzales and Linda Gonzales
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary; as nominee for Bank of the West, its successors and assigns
Grantor (Borrower On Deed of Trust): Manuel Gonzales and Linda Gonzales

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/08/2024
Last Publication Date: 09/05/2024

Attorney for Beneficiary: Messner Reeves LLP

Attorney File Number: 10058.0101 **Phone:** (303)623-1800 **Fax:** (303)623-0552

Foreclosure Number: A202480490

NED Date: 06/04/2024 **Reception #:** 2024000029683
Original Sale Date: 10/02/2024
Deed of Trust Date: 02/23/2005 **Recording Date:** 03/02/2005 **Reception #:** 20050302000214110
Re-Recording Date: **Re-Recorded #:**

Legal: LOT ONE (1), BLOCK THIRTEEN (13), CORONADO SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO

PARCEL ID NUMBER: 0171926308001

Address: 8370 Nueva Vista Drive, Denver, CO 80229

Original Note Amt: \$172,800.00 **LoanType:** Conventional **Interest Rate:** 2.49
Current Amount: \$99,708.90 **As Of:** 01/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2005-HE1
Current Owner: Tito Munoz-Lopez AND Leticia Munoz
Grantee (Lender On Deed of Trust): ARGENT MORTGAGE COMPANY, LLC
Grantor (Borrower On Deed of Trust): Tito Munoz-Lopez AND Leticia Munoz

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/08/2024
Last Publication Date: 09/05/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032406 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480491

NED Date: 06/04/2024

Reception #: 2024000029680

Original Sale Date: 10/02/2024

Deed of Trust Date: 11/24/2021

Recording Date: 12/01/2021

Reception #: 2021000140190

Re-Recording Date

Re-Recorded #:

Legal: THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF COLORADO, COUNTY OF ADAMS,
DESCRIBED AS FOLLOWS: LOT 5, BLOCK 8, MILLS SUBDIVISION.

A.P.N.: 0182134312005

Address: 1740 Bahama Street, Aurora, CO 80011

Original Note Amt: \$630,000.00

LoanType: FHA

Interest Rate: 7.385

Current Amount: \$280,972.78

As Of: 01/01/1950

Interest Type: Adjustable

Current Lender (Beneficiary): LONGBRIDGE FINANCIAL, LLC

Current Owner: Anna M. Scott

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MID
AMERICA MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Anna M. Scott

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/08/2024

Last Publication Date: 09/05/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032405

Phone: (303)706-9990

Fax: (303)706-9994